

MID-COLUMBIA HOUSING AGENCY PLANS

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**PHA Plan
Agency Identification**

**Mid-Columbia Economic Development District
Db a Mid -Columbia Housing Agency**

PHA Number: OR025 -
PHA Fiscal Year Beginning:(07/01/2000)

Public Access to Information

Mid-Columbia Housing Agency
Main Administrative Office
506 E. 2nd
The Dalles, Oregon 97058

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low income, very low income, and extremely low income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA for serving the needs of low income, very low income, and extremely low income is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHA Scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers:
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☒ Other – Support the development of other affordable housing units in the District.
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHA Score)
 - ☒ Maintain or improve housing voucher management: (SEMAP Score)
 - ☒ Increase customer satisfaction:

- ☐ Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)



PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach effort to potential voucher landlords
- ☒ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site -based waiting lists:
- ☐ Convert public housing to vouchers:
- ☒ Other:
 1. Provide homeownership counseling
 2. Determine feasibility of rent to own homeownership program utilizing housing vouchers - Implement if feasible.

HUD Strategic Goal: Improve community quality of life and economic vitality



PHA Goal: Provide an improved living environment

Objectives: NA (No Public Housing)

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: Apply for Welfare to Work Housing Vouchers;

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2001
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☒ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Mid-Columbia Housing Agency has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. Mid-Columbia Housing Agency will utilize the Housing Voucher Program as the primary means to provide affordable housing free from discrimination to low income, very low income and extremely low income households throughout the district. We will actively work with community partners to improve economic opportunity for low income, very low income and extremely low income households to improve the livability of our community.

We have adopted the following goals for the next five years.

1. Expand the supply of assisted housing
2. Improve the quality of assisted housing
3. Increase housing choices
4. Promote self-sufficiency and asset development of assisted households
5. Ensure Equal Opportunity and affirmatively further fair housing objectives

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.:

In summary, we are on course to improve the livability in the Mid-Columbia serviced district by providing opportunities for decent affordable housing to persons of lower income.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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Copies of any information not physically included with this document can be reviewed in the Main Office of the Mid-Columbia Housing Agency at 506 E. 2nd Street, The Dalles, Oregon 97058.

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☐ FY2000 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ FY2000 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|---|---|-----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| <input checked="" type="checkbox"/> | PHA Plan Certification of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| <input checked="" type="checkbox"/> | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| <input checked="" type="checkbox"/> | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| <input checked="" type="checkbox"/> | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| <input checked="" type="checkbox"/> | Most recent board -approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| | Public Housing Admissions and (Continued) Occupancy | Annual Plan: Eligibility, |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Selection, and Admissions Policies |
| <input checked="" type="checkbox"/> | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| | Schedule of flat rents offered date each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| | Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan (Addendum) | Annual Plan: Grievance Procedures |
| | The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or | Annual Plan: Demolition |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | disposition of public housing | and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing home ownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| <input checked="" type="checkbox"/> | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| <input checked="" type="checkbox"/> | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| <input checked="" type="checkbox"/> | Most recent self-sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| <input checked="" type="checkbox"/> | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| |
|--|
| <p align="center">Housing Needs of Families in the Jurisdiction – Hood River, Wasco, Sherman Counties – Oregon by Family Type</p> |
|--|

| FamilyType | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
|------------------------------|---------|----------------|--------|---------|----------------|------|-----------|
| Income<=30% ofAMI | 1564 | 5 | 3 | 3 | 2 | 4 | 2 |
| Income>30% but<=50% of AMI | 3558 | 5 | 3 | 3 | 2 | 3 | 2 |
| Income>50% but<80% of AMI | 2546 | 4 | 2 | 2 | 2 | 2 | 1 |
| Elderly1&2 Person households | 783 | 5 | 3 | 3 | 4 | 1 | 2 |
| Familieswith Disabilities | | 5 | 5 | 5 | 5 | 2 | 2 |
| Psychiatric | 407 | | | | | | |
| Physical | 214 | | | | | | |
| Developmental | 107 | | | | | | |
| Alcohol/Drug Addiction | 4837 | | | | | | |

| | Total/VLI | Afford. | | | | | |
|-------------------------|-----------|----------|---|---|--|--|--|
| Black | | | | | | | |
| HoodRiver | 10/0 | | | | | | |
| Wasco | 60/42 | | | | | | |
| Sherman | 0/0 | | | | | | |
| Hispanic** | | 5 | 5 | 5 | | | |
| HoodRiver | 719/368 | | | | | | |
| Wasco | 298/149 | | | | | | |
| Sherman | 12/6 | | | | | | |
| NativeAmerican | | | | | | | |
| HoodRiver | 101/22 | | | | | | |
| Wasco | 228/66 | | | | | | |
| Sherman | 12/0 | | | | | | |
| Asian | | | | | | | |
| HoodRiver | 124/10 | | | | | | |
| Wasco | 49/0 | | | | | | |
| Sherman | 0/0 | | | | | | |
| TOTAL POPULATION | | % of Pop | | | | | |
| Hispanic(Allraces) | 5953 | 13.65% | | | | | |
| Black | 192 | <1% | | | | | |

| | | | | | | | |
|--|--|--------------------|----------------------------|---------|--------------------|------|---------------|
| AmericanIndian | 1130 | 2.59% | | | | | |
| Asian/PacificIsl. | 762 | 1.74% | | | | | |
| HousingNeedsofFamiliesintheJurisdiction – KlickitatandSkamaniaCountiesWashington byFamilyType | | | | | | | |
| FamilyType | Overall #Hshlds Owners& Renters | Afford- ability | S u p p l y | Quality | Access- ibility | Size | Loca- tion |
| Income<=30 % ofAMI KlickitatCounty SkamaniaCounty | . 722 268 | 5 | 3 | 3 | | 4 | 2 |
| Income>30%but <=50%ofAMI Klickitat Skamania | 912 380 | 5 | 3 | 3 | | 3 | 2 |
| Income>50%but <80%ofAMI Klickitat Skamania | 1097 488 | 4 | 2 | 2 | | 2 | 1 |
| Elderly1&2 Person households 0-50% MFI Klickitat Skamania | 664 294 | 5 | 3 | 3 | 4 | | |
| Familieswith Disabilities Psychiatric Physical Developmental Alcohol/Drug Addiction | | 5 | 5 | 5 | 5 | 2 | 2 |
| VLI#Hshlds.< =50%AMI Hispanic(Allraces) Klickitat Skamania | 91 13 | | | | | | |
| Black Klickitat Skamania | 0 0 | | | | | | |
| | | | | | | | |

| | | | | | | | |
|--|----------|-------------------|----------------------------|---------|--------------------|------|---------------|
| AmericanIndian Klickitat Skamania | 11 18 | | | | | | |
| Asian/PacificIsl. Klickitat Skamania | 7 0 | | | | | | |
| Klickitat&SkamaniaCounties | | | | | | | |
| Minority TotalPopulation | Overall | %of Population | S u p p l y | Quality | Access- ibility | Size | Loca- tion |
| Hispanic | 1757 | 6.07% | | | | | |
| Black | 54 | <1% | | | | | |
| AmericanIndian | 919 | 3.17% | | | | | |
| Asian | 294 | 1.01% | | | | | |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") 1993 -94
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

State the housing needsof the familieson thePHA's waitinglist/s .Completeonetableforeachtype
offPHA -widewaitinglistadministeredbythePHA. PHA mayprovideseperate tablesforsite -
basedorsub -jurisdictionalpublichousingwaitinglistsattheir option.

| HousingNeedso fFamiliesontheWaitingList | | | |
|--|-------------|------------------|----------------|
| Waitinglisttype:(selectone) | | | |
| <input checked="" type="checkbox"/> Section8tenant -basedassistance | | | |
| <input type="checkbox"/> PublicHousing | | | |
| <input type="checkbox"/> CombinedSection8andPublicHousing | | | |
| <input type="checkbox"/> PublicHousingSite -Based orsub -jurisdictionalwaitinglist(optional) | | | |
| Ifused,identifywhichdevelopment/subjurisdiction: | | | |
| | #offamilies | %oftotalfamilies | AnnualTurnover |
| Waitinglisttotal | 379 | | 350 |
| Extremelylow income<=30%AMI | 224 | 59.10% | |
| Verylowincome (>30%but <=50% AMI) | 126 | 33.25% | |
| Lowincome (>50%but<80% AMI) | 29 | 7.65% | |
| Familieswith children | 276 | 73% | |
| Elderlyfamilies | 103 | 27% | |
| Familieswith Disabilities | 100 | 26.38% | |
| Race/ethnicity Black | 5 | 1.3% | |
| Race/ethnicity AmericanIndian | 16 | 4.2% | |
| Race/ethnicity Asian | 5 | 1.3% | |
| Race/ethnicity Hispanic | 23 | 6.0% | |
| Characteristicsby BedroomSize (PublicHousing Only) | | | |

| Housing Needs of Families on the Waiting List | | | |
|---|--|--|--|
| 1BR | | | |
| 2BR | | | |
| 3BR | | | |
| 4BR | | | |
| 5BR | | | |
| 5+BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? NA Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program

- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)
Maintain or increase Section 8 lease uprates by providing factual data to prospective owners and screening for drug and criminal activity as required.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based
- ☒ Other: (list below) Support the development of affordable housing to meet special housing needs of very low income households in the district by community-based nonprofit and for-profit organizations.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- 1. Other: Employ admissions preferences aimed at families who are working or making progress on obtaining employment for Special Set Aside Welfare to Work Housing Vouchers

Need: Specific Family Types: The Elderly

Strategy1: Targetavailableassistan cetotheelderly:

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- ☒ Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- ☒ Other:Localpreferenceforelderly/disabledover non-elderly/disabledwho qualifyforthezerobedroomoronebedroomunits.

Need:SpecificFamilyTypes:FamilieswithDisabilities**Strategy1: Targetavailableassistan cetoFamilieswithDisabilities:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☐ Carryoutthemodificationsneededinpublichousingbasedonthesection504
- ☒ Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecom eavailable
- ☒ Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- ☒ Other:(listbelow)Supportthedevelopmentofspecialneedshousingfor extremelylowincomepersonswithdisabilitiesbyothercommunitybased organizations.
- ☒ Localpreferenceforelderly/disabledpersonsovernon -elderly/disabledpersons whoqualifyforzerobedroomorone -bedroomunits.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs**Strategy1:Increaseaw arenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- ☒ AffirmativelymarkettoHispanicandNativeAmericansshowntohave disproportionathehousingneeds
- ☐ Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- ☒ CounselSection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- ☒ Marketthesection 8programtoownersoutsideofareasofpoverty/minority concentrations
- ☐ Other:Informationandeducationtoowners

Other Housing Needs & Strategies: (list needs and strategies below)

1. Assist participants who have difficulty obtaining/ retaining decent housing due to bad credit or rental history, inability to comply with lease terms . Encourage participation in "Renter Education" classes.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant -based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant -based assistance, Section 8 support services or other.

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2000 grants) | | |
| a) Public Housing Operating Fund | | |
| b) Public Housing Capital Fund | | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |

| FinancialResources: PlannedSourcesandUses | | |
|--|------------------|---|
| Sources | Planned\$ | PlannedUses |
| e) AnnualContributionsforSection 8Tenant -BasedAssistance | \$3.089M | |
| f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds) | | |
| g) ResidentOpportunityandSelf - SufficiencyGrants | \$30,000. | |
| h) CommunityDevelopmentBlock Grant | | |
| i) HOME | \$52,000 | TenantBased Assistance –to householdswhoare homelessoratriskof homelessness |
| OtherFederalGrants(listbelow) | | |
| | | |
| 2.PriorYearFederalGrants (unobligatedfundson ly)(list below) | | |
| | | |
| | | |
| | | |
| 3.PublicHousingDwellingRental Income | | |
| | | |
| | | |
| 4.Otherincome (listbelow) | | |
| | | |
| | | |
| 4.Non -federalsources (listbelow) | | |
| | | |
| | | |
| | | |
| Totalresources | \$3.6M | |
| | | |
| | | |

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1)Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2)WaitingListOrganization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development/site management office

☐ Other(listbelow)

c.If the PHA plan to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD- approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site -based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☐ Three or More

b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☐ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If 'no' is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3.If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through a n absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing
- ☐ Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA - resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site -based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing

- ☐ Actionstoimprovethe marketabilityofcertaindevelopments
- ☐ Adoptionoradjustmentofceilingrentsforcertaindevelopments
- ☐ Adoptionofrentincentivestoencourage deconcentrationofpovertyand income-mixing
- ☐ Other(listbelow)

f. Basedontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHA makespecialeffortstoattractor retainhigher -incomefamilies?(selectallthatapply)

- ☐ Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- ☐ List(anyapplicable)developmentsbelow:

g. Basedontheresultsoftherequiredan alysis,inwhichdevelopmentswillthePHA makespecialeffortstoassureaccessforlower -incomefamilies?(selectallthatapply)

- ☐ Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- ☐ List(any applicable)developmentsbelow:

B. Section8

Exemptions: PHAthatdonotadministersection8arenotrequiredto completesub -component3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. WhatistheextentofscreeningconductedbythePHA?(selectallthatapply)

- ☒ Criminalordrug -relatedactivityonlytotheextentrequiredby lawor regulation
- ☐ Criminalanddrug -relatedactivity,moreextensivelythanrequiredbylawor regulation
- ☐ Moregeneralscreeningthancriminalanddrug -relatedactivity(listfactors below)
- ☐ Other(lis tbelow)

b. ☒ Yes ☐ No: DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

c. ☒ Yes ☐ No: DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscr eeningpurposes?

- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) -
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug -related activity
 - ☒ Other Upon written request, Mid -Columbia Housing Agency will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms, including claims for damage, or any history of drug trafficking.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- ☒ None
 - ☐ Federal public housing
 - ☐ Federal moderate rehabilitation
 - ☐ Federal project -based certificate program
 - ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- ☒ PHA main administrative office
 - ☒ Other - Applications are available at "One Stop Centers" throughout the District

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Family must demonstrate that they have made an active search for housing.

Medical reasons or other emergency situations

(4) Admissions Preferences

- a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30 % of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☒ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s).

Also refer to Administrative Plan Section 5.2 Preferences

The Mid-Columbia Housing Agency will select families based on the following preferences.

a. **Elderly, and Disabled or Displaced singles receive priority over other applicants who are eligible for the same size unit.**

b. **Welfare to Work Vouchers.** Those families who qualify for Welfare to Work Vouchers will be given preference for these special set-aside vouchers.

c. Mental Health Preference. Ten (10) households who meet the definition of “mentally or emotionally disabled” or those who have **completed treatment for alcohol or drug addiction** will be given preference for Section 8 assistance, provided they are receiving comprehensive mental health services designed to improve his/her situation and to increase self-sufficiency. Participation in such a comprehensive mental health program must be documented with a letter from the local mental health department .

d. Survivor of Domestic Violence – Twelve (12) households per year or approximately one household per month who is verified to be displaced by domestic violence.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

[2] Date and Time

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- [1] Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- [1] Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- [1] Other preference(s) All preferences have equal weight

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5.If the PHA plansto employ preferences for “residents who live and/or work in the jurisdiction”(select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☒ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensure that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- ☒ Through published public notices and public service announcements
☒ Other. -Communication with community partners)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of f30%

of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members

- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent redeterminations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never

- ☐ At family option
- ☐ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR Wasco, Sherman
- ☒ Above 100% but at or below 110% of FMR –Hood River City, Klickitat and Skamania Counties, 1&2 bedroom units in Wasco County
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below) -to provide equal access to housing that can accommodate persons with disabilities,

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or sub-market
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below) Size and quality of units rented compared to rent level

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50

b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:
 The Mid-Columbia Housing Agency is a sub-division of the Mid-Columbia Economic Development District. Housing Agency programs are governed by the Mid-Columbia Economic Development District Board of Directors - Housing Committee, consisting of six members. One position on the committee is reserved for a representative that is appointed by each County. This representative has typically been an elected County Commissioner from each of the five Counties in the serviced district, i.e., Hood River, Wasco and Sherman Counties in Oregon and Klickitat and Skamania Counties in Washington. In addition, a resident commissioner is appointed for a one year term at each annual meeting of the Board of Directors. The Director for Mid-Columbia Housing Agency has responsibility for day-to-day operations and reports to the Housing Committee.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing | | |
| Section 8 Vouchers | 711 | 160 |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | 50 Welfare to Work | 5 |
| Public Housing Drug Elimination Program (PHDEP) | | |
| | | |
| Other Federal | | |

| | | |
|-----------------------------|----|----|
| Programs(list individually) | | |
| Shelter+Care | 10 | 1 |
| HomeTBA | 40 | 10 |

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (Administrative Plan)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

- 1 ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section

8tenant -basedassistanceprograminadditiontofederal requirementsfoundat24CFR982 ?**Wehavemetthe requirements.**

Ifyes,listadditionstofederalrequirementsbelow:

2.WhichPHAofficeshouldapplicantSORassistedfamiliescontacttoinitiatethe informalreviewandinformalhearingprocesses?(s electallthatapply)

- ☒ PHAmainadministrativeoffice
☐ Other(listbelow)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredtocompletethiscomponentand may skiptoComponent8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAs thatwillnotparticipateintheCapitalFundProgrammay skiptocomponent7B.AllotherPHAsmustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualS tatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital activities thePHAisproposingfortheupcomingyeartoensurelong -termphysicalandsocialviability ofitspublichousingdevelopments.Th isstatementcanbecompletedbyusingtheCFPAAnnual StatementtablesprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's option,bycompletingandattachingaproperlyupdatedHUD -52837.

Selectone:

- ☐ TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto thePHAPlanatAttachment(statename)

-or-

- ☐ TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected, copytheCFPAAnnualStat ementfromtheTableLibraryandinsertthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatement canbecompletedbyusingthe5YearActionPlantableprovidedinthetab lelibraryattheendofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B : All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☐ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> | |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. Number of units affected: | |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: | |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description | |
|---|--------------------------|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Designation type: | |
| Occupancy by only the elderly | <input type="checkbox"/> |
| Occupancy by families with disabilities | <input type="checkbox"/> |
| Occupancy by only elderly families and families with disabilities | <input type="checkbox"/> |
| 3. Application status (select one) | |
| Approved; included in the PHA's Designation Plan | <input type="checkbox"/> |
| Submitted, pending approval | <input type="checkbox"/> |
| Planned application | <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. If approved, will this designation constitute a (select one) | |
| <input type="checkbox"/> New Designation Plan | |
| <input type="checkbox"/> Revision of a previously-approved Designation Plan? | |
| 6. Number of units affected: | |
| 7. Coverage of action (select one) | |

- ☐ Part of the development
☐ Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

| Conversion of Public Housing Activity Description |
|--|
| 1a. Development name: |
| 1b. Development (project) number: |
| 2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |
| 4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) |

| |
|---|
| <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|--|
| 1a. Development name: 1b. Development (project) number: |
| 2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☐ 26- 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA - established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 3/31/99

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare -to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1)General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admission policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|----------------|--|--|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office/ PHA main office/ other provider name) | Eligibility (public housing or section 8 participants or both) |
| <i>Welfare to Work</i> | <i>50</i> | | | <i>Section 8</i> |
| | | | | |
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|--|--|--|--|--|
| | | | | |
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| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2001 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | 18 | 286/30/00 |
| | | |

- b. ☒ Yes ☐ No: The PHA is exceeding the program size required by HUD. If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents using residents (select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP /PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RE SERVED FOR PET POLICY

[24 CFR Part 903.79(n)]

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16.FiscalAudit

[24CFRPart903.79(p)]

1. ☒ Yes ☐ No: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))? (Ifno,skiptocomponent17.)
2. ☒ Yes ☐ No: WasthemostrecentfiscalauditsubmittedtoHUD?
3. ☐ Yes ☒ No: Werethereanyfindingsastheresultofthataudit?
4. ☐ Yes ☐ No: Iftherewereanyfindings,doanyremainunresolved? Ifyes,howmanyunresolvedfindingsremain?_____
5. ☐ Yes ☐ No: Haveresponsestoanyunresolvedfindingsbeensubmittedto HUD? Ifnot,whenaretheydue(statebelow)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAsarenotrequiredto completethiscomponent. HighperformingandsmallPHAsarenotrequiredto completethiscomponent.

1. ☐ Yes ☐ No: IsthePHAengaginginanyactivitiesthat willcontributetothe long-termassetmanagementofitspublichousingstock, includinghowtheAgencywillplanforlong -termoperating, capitalinvestment,rehabilitation,modernization,disposition,and otherneedsthathave **not**beenaddressedelsewhereinthisPHA Plan?
2. WhattypesofassetmanagementactivitieswillthePHAundertake?(selectallthat apply)
 - ☐ Notapplicable
 - ☐ Privatemanagement
 - ☐ Development-basedaccounting
 - ☐ Comprehensivestockassessment
 - ☐ Other:(listbelow)
3. ☐ Yes ☐ No: HasthePHAincludeddescriptionsofassetmanagementactivities inthe**optional** PublicHousingAssetManagementTable?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (Filename)
☒ Provided below: See Minutes at the end of this document

3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Informal Review and Grievance Procedure - Increased Time Period in which a participant has a right to request a hearing from 10 working days to 15 working days or 3 weeks;
 - Continued preference for elderly and disabled singles over others who qualify for the same size unit.
 - Will request HUD approval to utilize state wide median income limits.
 - Failing HUD approval for use of state wide median income limits, will request a waiver from 75% to 50% targeting to ELI

- ☒ Other: (list below) Changed portions of four procedures and administrative plan and internal procedures:
 1. Will implement suggestions for making HUD worksheets and an opportunity to review and discuss income calculations available to all participants.
 2. Will implement suggestions regarding affirmative marketing to populations with disproportionate housing needs;
 3. Will maintain data on household issued vouchers and "turnbacks"
 4. Will implement suggestions regarding means to encourage greater resident participation and keep the members of the RAB informed about procedures, policies and what occurs at the RAB meetings, even those who cannot attend.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) -

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Oregon State/Washington State.)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- ☒ The PHA has based its statement of need of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

- ☒ 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Signed certificate of consistency with PHA plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

**MID-COLUMBIA HOUSING AGENCY
PUBLIC HEARING
MONDAY, APRIL 9, 2002
COLUMBIA GORGE COLLEGE ADMINISTRATION BUILDING 4TH FLOOR**

**ATTENDANCE RESIDENT
ADVISORY BOARD MEMBERS**

Lester Troeh (Rep. Klickitat Co. & Elderly/Disabled)

**ATTENDANCE HOUSING
COMMITTEE MEMBERS**

Scott McKay (Wasco County Commissioner)

ATTENDANCE MCHA STAFF

Ruby Mason (MCHA Director) Bobbie Wojtecki (MCHA Administrative Officer)

CALL TO ORDER

Scott McKay, opened the public hearing and announced he would hear comments on 1 year Annual Plan 10:35 a.m. This is the second public hearing on this issue. No one attended the first meeting, held April 3, 2002 at 8:30 a.m. in the Columbia Gorge Community College Boardroom.

COMMENTS

Ruby Mason stated that we received comments from two organizations. Legal Aid and HAVEN both have requested that MCHA establish a preference (similar to the old Federal Preference) for Victims of domestic violence.

Ruby Mason then read the first letter, that is attached and part of these minutes from Donna Langer, Director for HAVEN.

Ruby Mason then read the second letter, the full content of which is attached to and part of this record, from Ron Rubino, Attorney at Law, Oregon Legal Services. Mr. Rubino had comments on several different areas of the plan that Ruby summarized.

Mr. Rubino strongly encouraged MCHA to establish a Preference under Section 8 for survivors of domestic violence with a fixed number of Vouchers set aside

each month. Following discussion the consensus of those present was to include a preference for survivors of Domestic Violence and adopt a verification procedure whereby agencies such as HAVEN, Helping Hands Programs for Peaceful Living and Skamania County Domestic Violence would refer persons. Lester Troeh stated that one slot per month would be a good place to start and that we could determine at the end of the year if it was sufficient. Ruby stated that we could put it in the plan and take it to the board for final approval at our next regular meeting.

Ruby Mason stated that in the 17 -page letter, Ron Rubino addressed Public access to the planning process and documents. He encouraged MCHA to start earlier and suggested that the plan and comments be posted on a Web site. Scott McKay stated our goal should be to get feedback and public input on how the Agency is operating and providing services and issues that affect persons receiving or working with the Section 8 program, and not restrict comments to once annually on the annual plan.

Mr. Rubino commented on the limited participation of the tenants on the Advisory Board indicating that meaningful participation is not being met. Ruby explained that each participant is given a \$20.00 stipend for each meeting attended. In addition lunch was provided. One resident commented that the meeting location could be rotated to encourage more residents to participate.

Ron Rubino's letter mentioned measuring Agency success and goals. Ruby suggested we could provide a summary of each objective under the plan and review on an annual basis action taken to achieve the objective..

The next issue mentioned was the housing needs data. Ms. Mason stated that MCHA is still using 1990 Census data but that's all that's available right now. Ron Rubino also requested that MCHA track demographics of applicants in an effort to determine if outreach measures were successful. Ron Rubino also talked about maintaining "targeting" to extremely low income families; the importance of furthering Fair Housing,

raising Payment Standards as high as necessary to allow full participation of families and encouraged MCHA to develop a Home Ownership program. Lastly he talks about Terminations and the Supreme Court decision concerning the eviction of innocent tenants who are unaware of Drug Related Activity urging us to use our discretion.

CLOSING COMMENTS

Scott McKay stated we should keep working on public input on housing programs, commenting that the plan is not necessarily the best means or the only means to obtain public comment. One suggestion was to do a consumer survey asking about the Section 8 dwelling unit; is it safe, sanitary, does the housing agency inspect on an annual basis, were you treated with respect, are we doing income certifications properly, etc.

Ruby stated that we had notice of public hearing in paper 45 days before hearing.

After reviewing the PHA Certification Lester Troeh, Resident Commissioner signed the PHA Certificate on behalf of Mid-Columbia Housing Agency.

ADJOURNMENT

There being no further comments Scott McKay stated that the Public Hearing was adjourned at 11:10 p.m.

Respectfully Submitted

Bobbie Wojtecki, Recording Secretary

**MID-COLUMBIA HOUSING AGENCY
RESIDENT ADVISORY BOARD MEETING
THURSDAY, March 4, 2002
506 E. 2nd
The Dalles, Oregon 97058**

ATTENDANCE ADVISORY BOARD COMMITTEE MEMBERS

Lester Troeh, Diana Kelley

ATTENDANCE BY STAFF

Ruby Mason (MCHA Director) Rene Bringman (MCHA Housing Program Assistant)

| | |
|--------------------------------------|---|
| GUESTS | RonRubino(LegalAidAttorney) |
| CALLTOORDER | LesterTroeh,ResidentCommissioner,calledthemeetingto orderat11:00a.m. |
| INTRODUCTION | <p>RubygaverecognitiontoLesterTroeh,ResidentCommissioner and the members of The Resident Advisory Board who have servedoverthepasttwoyears,andstatedhowimportantitis to get ideas from those participating in the program on our operations. MaryTroehandKarenBlockwillnotcontinueon theboardduetoheathreasons.YolandaSmithhasmovedup and is no longer on Section 8. Hector Ortiz as far as Ruby knows is still a member, she has not heard from him. Luther Detemourisunabletoparticipate</p> <p>Lester Troeh asked, how many would be on the Resident AdvisoryBoardthisyear?Rubyreplied,that12individualswere selectedtoparticipatebasedontheirinterest. The Resident AdvisoryBoardmustberepresentativeofourareaofoperation soweneedatleastonerepresentativeforeachofthecounties thatweserve.Including,Wasco,HoodRiver,Shermancounties in Oregon and Klickitat, and Skamania in Washington. Those selectedrepresentacrosssectionreflectingdisabled,welfareto workparticipants,elderly,&minorities.Rubysentout12notices tocometoday'smeeting. Some members resignedand others are out of the area. The question was brought up about mayberotatingthelocationofthemeetings andRubyadded that maybe a few more people would be able to attend if we were able to rotate to different locations for the meetings throughout the counties. Transportation has been discussed, either reimbursement of \$.365/mile or a \$20 stipend to each memberattendingwhicheverisgreateroranindividualchoice.</p> |
| OVERVIEWPLANNING REQUIREMENTS | <p>Ruby handed out a Residence Guide to Public Housing Authority Plans, noting that much of the plan requirements do notpertaintoMid-ColumbiaHousingAgencybecausewedonot operatelowrentPublicHousing.</p> <p>Ruby let the RAB know that the public hearing will be held on April3rd,2002 @ 8:30 a.m. at Columbia Gorge Community in The Dalles, OR. Any comments from the public will be heard andreviewed.</p> <p>Allresidentmembersareencouragedtoattend.</p> |
| SCHEDULE | <p>Rubywentontosaythatintermsofourschedule,theResident AdvisoryBoardneedstocompletetheirreviewthismonth.</p> <p>Diana Kelley asked why there is a Resident Advisory Board? She was previously unaware that there was one. She stated</p> |

she is very interested in attending the meetings and participating. Lester Troeh is still interested and would like to contribute more ideas and opinions, based on his experiences in low-income housing. Lester also stated that low-income housing is very important.

Ruby reviewed the resident's role in reviewing the Agency Plan, i.e., HUD wants us to use residents (Section 8 Participants) who are using the program and get their feedback on program operations.

ELEMENTS OF PLAN

Ruby reviewed the elements of the plan and the required documents available for inspection by the public.

1 YEAR UPDATE

Ruby handed out the PHA 1-Year Plan and the minutes from last year.

The 1 year plan has the current information in terms of the needs analysis, no other changes were proposed in the 1-year plan. Ron Rubino, legal aid attorney, asked if it would be helpful to the new members if Ruby would give a brief overview. Ruby proceeded to review the plan including the Mission and Strategic Goals of the 5-Year Plan & strategic elements of the one-year plan.

1st goal is to increase the availability of decent space and affordable housing and the way we do that is to apply for additional vouchers. Last year we were successful in getting 49 additional housing choice vouchers. We have successfully issued all those vouchers. We have several partners in the community that work on development, the non-profit in Hood River—HOPE, the Community Action Program and also our affiliated non-profit Columbia Cascade that actually develop housing, so if there is any way that Section 8 program can help in the expansion in affordable housing were there to support their efforts. MCHA, this past year, also supported private development of affordable housing, Terry Cook is remodeling the Commodore and we were very active in working and supporting that effort. Diana Kelley asked if it was going to be low income housing, Ruby replied that 2 floors are going to be affordable housing, they will consist of studios and 1 bedrooms. Elderly and disabled will be eligible to live there, also singles, couples and small families that may not be eligible for section 8.

Ron Rubino asked how it was being funded?, Ruby replied community incentive funds, historical tax credits, low income housing tax credits. Terry basically got 6 million in funding from the State of Oregon Housing and Community Services. Ron asked if they are targeting a rent level? Ruby stated that it has to be affordable to people 60% or below.

Ruby explained that MCHA is going to be coordinating Resident Services, including connecting them with the internet and linking them with available community services such as bus transportation. Ron R. asked how many units there were going to be? Ruby responded that there would be 24 units. Diana K. asked about the college students renting there and Ruby said that one of the restrictions of the tax credit is that they can not rent to college students, unless it's not a full time student.

Goal 2I -to improve the quality of assisted housing and we would be able to do that maintaining or improving the housing voucher management SEMAP score and increase customer satisfaction. Ruby is pleased to say that we submitted our first SEMAP (section 8 management assessment program) report and received a high performance rating for 2001.

3rd goal -to increase housing choices and we can do that by providing voucher mobility counseling and conducting outreach to potential voucher landlords. **Diane K. stated that landlords shrug their shoulders to Sec 8 participants , (Additional owner education needed)** Ruby replied that a lot of landlords either hear bad things from other landlords or they don't want to deal with the paper work, but Ruby thinks that we have made progress but continuing education with owners is needed. Ruby went on to say that our inspections are a benefit to landlords and owners and that there is information for them if they want to review the program. Ruby also stated that she would like to see a program where the landlords can come to review the information and let them know the benefits of the program. With the inspections being done once a year is a benefit to the landlords so that they can see if there are things that need to be completed and to make sure that they are in compliance with the fair housing standards. We also make our payments on time to the landlords is a benefit to them as well. **We may have a workshop for the owners regarding lead based paint and to answer any question.**

The REP (renters education program) administered by the CAP (Mid-Columbia Community Action Program) was brought up. **Ron Rubino asked how we could let the waiting list applicants know about the REP, one suggestion was to attach the brochure to the applications or provide the names of those on the waiting list to the Community Action Program.**

Diana K. asked the question of where the boundaries are as a tenant and a landlord regarding who takes care of what

**AFFIRMATIVELY
FURTHERING FAIR
HOUSING**

on repairs for space rent on mobile home parks . She has a flooding problem with the septic and Ron R. stated that it sounds like the property owner's responsibility.

Lester T. asked about the process for selecting families from the waiting list was . Rene B. explained that the applicants are pulled by application date and based on their income (ELI or VLI), once they are pulled they enter the pre verification process. Once they are pulled and receive their voucher they have 60 days to find suitable housing and are allowed to request a 30 day extension if after that 30 days they can request one more 30 day extension, making that a total of 120 days to find suitable housing. So someone who has already received their voucher may not be able to complete or go to the class in their 4 -month period expires. **So letting the applicants on the waiting list know about the REP would be a benefit .**

All vouchers are issued/leased at this time, including the 49 vouchers allocated during the last year.

Strategic Goal #4 to increase self -sufficiency and independence. The Welfare to Work Program and Family Self -Sufficiency Programs were reviewed.

Strategic goal #5 is to insure equal opportunity in housing for all Americans, our objective is to undertake affirmative measures to insure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability and undertake affirmative measures to provide a suitable living environment for families living in housing. We have a copy of the Statewide report on Impediments to Fair Housing.

Ron R. brought up the question of if we had interpreters for our tenants with a barrier to understanding, Ruby stated, yes we do have two Hispanic employees and one who speaks fluent Spanish, also if necessary if needed for other languages she would get someone in her to cover that area.

Ruby went on to say that we also go above and beyond to accommodate persons with disabilities. We have a 504 plan that specifies actions to be taken. For example, we can set up special briefing appointment for a person with disabilities who cannot travel to our office or additional time can be granted to help a person with disabilities locate an accessible unit. Ron R. asked if we help disabled client's find a unit, Ruby replied, yes we do help those who are unable to get out and find their own units, if requested.

We have an Affirmative Marketing Plan (included with the

documents) that specify actions we take to affirmatively market the Section 8 housing resources to those less likely to apply. **It was recommended to document additional efforts for outreach to minorities.**

Diana K. volunteered to get Ruby the name of the Tribe and the Name, phone and address so that we can send information about the Section 8 housing program.

Ron R. asked if we are able to identify accessible units and provide affirmative help. Ruby responded that we can help and we also have a list of some units that are accessible, and a lot of the newer apartments have units that are accessible.

HOUSING NEEDS. Ruby stated that the needs statement was based on current waiting list data and U.S. Census from 1990. No changes on the census data from last year. Lester asked if there was a way to get updated information and Ruby stated that one would have to get it from the census bureau, when it was available.

Sex Offenders. MCHA requests a list of sex offenders from the State of Oregon and Washington. Background checks are run for drug and violent criminal activity. Ruby also stated that we are very cautious about who we give information out to, due to confidentiality.

RESIDENT COMMISSIONER

Lester Troeh was unanimously selected from the Residents present to continue to serve as the Resident Commissioner for the year 2002. Lester Troeh agreed to take this responsibility for another year.

ADJOURNMENT

Meeting was adjourned at 1:45 p.m.

Respectfully submitted,
Rene Bringman, Recording Secretary

Client Population that have unmet housing needs in Hood River/Wasco/Sherman Counties were identified as follows:

Families, Individuals, Low Income Households
Households with A&D issues
Households with MH issues
TANF/Food Stamp Consumers
Households with criminal history
Households with severe disabilities

Elderlyhouseholds
Non-elderlysingleworkingpoor
Farmworkers

IdentificationofNeedsforHousing&RelatedServices

Needsdiffersomewhat inHoodRiverandWascoCountiesTheavailabilityofaffordablehousing
continuestobethemostpressingneedforlowerincomehouseholds.PoorqualityhousinginThe
DallesandWascoCountyisprevalent.Continuinghousingneedsidentifiedinclude :

1. Lackofgood *quality*housing.Familiesarelivinginsubstandardconditions,including
overcrowdedconditions.
2. Affordabilityofexistingrentalsstillaproblemforlowincomeclients,includingworking
poorandclientswhohavemadesignificanteffort storeducetheirdependencyonTANF
andotherfederalandstateaidprograms.
3. Availability –Often,ownersdonotwanttoacceptlowincomehouseholdsworeceive
HUDsubsidy.
4. Tenantsdon'tmeetlandlordscreeningcriteria,i.e.,don'thaverentalreferen ces,credit
history.
5. Clientslacklifeskillstoretainhousingaftertheygetit.Theyneedbudgetingclassesand
trainingonhowtotakecareofarentalandcomplywithrentalagreement.
6. Insufficienthousingthatisaffordableforsingleadults –youn gerfolksandthosethatare
not55andover.
7. Insufficienttransitionalhousingwithsupportiveservicesandinsufficientpermanent
affordablehousing
8. Needforsitespecificsupportivehousingandcrisisrespitefacility
9. Lackofdrugandalcoholfreethat issafeforrecoveringindividuals;
10. Lackofaffordablehomeownership
11. ADAAccessibleHousingforthosewithextremedisabilitiesthatneed24hr.management
12. Fosterhomesforchildrenandadultswithdevelopmentaldisabilities
13. EvictionandHomelessPrevent ion -MortgageAssistance.Waystoenablethosewho
havelosttheirjobsattheAluminumplanandHanellumbermilltokeeptheirhousing.

PHAPlan TableLibrary

Component7 CapitalFundProgramAnnualStatement PartsI,II,andII

AnnualStatement CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber FFYofGrantApproval: (MM/YYYY)

☐ OriginalAnnualStatement

| LineNo. | SummarybyDevelopmentAccount | TotalEstimated Cost |
|---------|---|------------------------|
| 1 | TotalNon -CGPFunds | |
| 2 | 1406Operations | |
| 3 | 1408ManagementImprovements | |
| 4 | 1410Administration | |
| 5 | 1411Audit | |
| 6 | 1415LiquidatedDamages | |
| 7 | 1430FeesandCosts | |
| 8 | 1440SiteAcquisition | |
| 9 | 1450SiteImprovement | |
| 10 | 1460DwellingStructures | |
| 11 | 1465.1DwellingEquipment -Nonexpendable | |
| 12 | 1470NondwellingStructures | |
| 13 | 1475NondwellingEquipment | |
| 14 | 1485Demolition | |
| 15 | 1490ReplacementReserve | |
| 16 | 1492MovingtoWo rkDemonstration | |
| 17 | 1495.1RelocationCosts | |
| 18 | 1498ModUsedforDevelopment | |
| 19 | 1502Contingency | |
| 20 | AmountofAnnualGrant(Sumoflines2 -19) | |
| 21 | Amountofline20RelatedtoLBPActivities | |
| 22 | Amountofline20RelatedtoSection504 Compliance | |
| 23 | Amountofline20RelatedtoSecurity | |
| 24 | Amountofline20RelatedtoEnergyConservation Measures | |

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

| Development Number/Name HA-WideActivities | GeneralDescriptionofMajorWork Categories | Development Account Number | Total Estimated Cost |
|---|---|----------------------------------|----------------------------|
| | | | |

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

| Development Number/Name HA-WideActivities | AllFundsObligated (QuarterEndingDate) | AllFundsExpended (QuarterEndingDate) |
|---|--|---|
| | | |

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5 -Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| | | | | |
| Total estimated cost over next 5 years | | | | |

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

| Public Housing Asset Management | | | | | | | | |
|---------------------------------|--------------------------|--|---|--|--|-----------------------------------|--|---|
| Development Identification | | Activity Description | | | | | | |
| Name, Number, and Location | Number and Type of units | Capital Fund Program Parts II and III <i>Component 7a</i> | Development Activities <i>Component 7b</i> | Demolition/disposition <i>Component 8</i> | Designated housing <i>Component 9</i> | Conversion <i>Component 10</i> | Home-ownership <i>Component 11a</i> | Other (describe) <i>Component 17</i> |
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